

Performance Standards

Houston's unique history of land use and development has created an eclectic mix of land uses. While many of these uses complement one another and work to create a unique urban framework, this is not always the case. The absence of a zoning ordinance has allowed for the existence and creation of incompatible uses throughout the city, most notably in older neighborhoods.

The concept of performance standards is predicated on the idea that by meeting certain established criteria, new developments minimize their impact on the surrounding area and community as a whole. The purpose is to:

- Minimize the negative impact of development in areas that are predominately single family residential neighborhoods
- Promote neighborhood stability
- Reduce traffic congestion and pedestrian/auto conflicts along local streets
- Mitigate potential nuisances such as traffic, noise, dust, glare, vibration, fire hazards, air pollution, etc.
- Guide non-single family development to areas that are more compatible

If implemented carefully, this concept holds great opportunity for the City of Houston.

The committee supports the Performance Standards concept and recommends the Planning Commission conduct a thorough testing of possible scenarios following a two pronged approach:

- 1) Prevent businesses from locating on local streets in areas that are predominantly single family residential.
- 2) Study the effects of mitigation where predominantly single family residential is adjacent to commercial development along collector streets.

Additional Recommendations:

- Exempt commercial developments located on major thoroughfares and freeways from Performance Standards. Note: commercial developments must continue to comply with existing building code
- Consider exemptions for development for large tracts on land
- Existing commercial developments should be grandfathered
- Make sure Performance Standards are simple
- Ensure adequate enforcement
- Case studies should be performed to study the consequences of implementation.
- Encourage Lifestyle or Mixed Use Development